

Do not record above this line

## WARRANTY DEED

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of Eight Thousand Fifty and----- No /100 Dollars (\$ 8,050.00 )

the receipt and sufficiency of which is hereby acknowledged, I/or we,  
the undersigned, hereby grant, bargain, sell, convey and warrant unto  
the Mississippi State Highway Commission the following described land:

Begin at the Southeast corner of grantors property, said point being 39.7 feet North of and 60.2 feet West of the Southeast corner of Section 13, Township 1 South, Range 9 West; from said point of beginning thence run South 89° 43' West along the present Northerly right-of-way line of State Line Road, a distance of 439.9 feet to a point that is 40 feet Northerly of and perpendicular to the centerline of State Line Road at Station 25 + 00 as shown on the plans for State Project No. 79-0030-01-009-10; thence run North 78° 24' East, a distance of 102.0 feet; thence run North 89° 43' East along a line that is 60.0 feet Northerly of and parallel with the centerline of State Line Road, a distance of 185.0 feet to a point that is 60 feet Northerly of and perpendicular to the centerline of State Line Road at Station 27 + 85 as shown on the plans for said project, said point is hereby designated as Point "EE" for future reference; thence run North 44° 08' East, a distance of 192.5 feet to a point that is 80 feet Westerly of and perpendicular to the centerline of said project at Station 262 + 95, said point is hereby designated as Point "FF" for future reference; thence run North 00° 21' East, a distance of 14.4 feet to the Northerly line of grantors property; thence run North 89° 53' East along said Northerly property line, a distance of 20.0 feet to the present Westerly right-of-way line of Mississippi Highway No. 301; thence run South 00° 21' East along said present Westerly right-of-way line, a distance of 171.9 feet to the point of beginning, containing 0.46 acres, more or less, and being situated in the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 1 South, Range 9 West, DeSoto County, Mississippi.

Together with any and all abutters rights of access, if any, in, to, over, on and across the lands herein conveyed between Points "EE" and "FF" as designated above.

This conveyance is of and for the Grantor's undivided interest in and to the above described property.

Grantor's Initials: J.M. Highway Dept. Agent: J.V.D.

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness \_\_\_\_\_ signature the 24<sup>th</sup> Day of December, A.D., 1990.

\_\_\_\_\_  
\_\_\_\_\_  
J. W. Dittman  
\_\_\_\_\_

✓ Jan A. Mann  
\_\_\_\_\_  
Jan A. Mann

Caron Mann Yates, Executrix  
\_\_\_\_\_

Grantee Address:

Mississippi State Highway Department  
P. O. Box 1850  
Jackson, Mississippi 39215-1850  
Phone Number: (601) 359-1919  
Account No. 79-0030-01-009-10

Grantor Address:

Jan A. Mann  
4411 N. 46th Place  
Phoenix, AZ 85018  
Phone Number: (602) 952-9201  
Business Number: (602) 951-6266

STATE OF Oregon  
COUNTY OF Murcipo

Personally appeared before me, the undersigned authority in and for  
the said county and state, on this 24 day of December, 1991,  
within my jurisdiction, the within named Jan Mann

who acknowledged that (he)(she)(they) executed the above and foregoing  
instrument.

Delpha B. Craigie (NOTARY PUBLIC)

My commission expires:

My Commission Expires May 31, 1994



RECORDED  
DEED BOOK  
PAGE  
W.E. DAVIS CH. CLK.